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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,
Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company;
CAPISTRANO AT SEVEN HILLS
HOMEOWNERS ASSOCIATION, a
Nevada non-profit corporation; Alessi &
Koenig, LLC, a Nevada limited liability
corporation,

Defendants.

Case No. 2:16-cv-02797-KJD-CWH

**STIPULATION AND ORDER TO 1)
DISMISS CLAIMS BETWEEN
JPMORGAN CHASE BANK, N.A.,
CAPISTRANO AT SEVEN HILLS
HOMEOWNERS ASSOCIATION,
AND SFR INVESTMENTS POOL 1,
LLC WITH PREJUDICE; AND 2)
LIFT STAY ENTERED OCTOBER 5,
2017**

SFR INVESTMENTS POOL1, LLC, a
Nevada limited liability company,

Counter/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.;
LAUREY POWERS, an individual,

Counter/Cross-Defendants.

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-defendant
JPMorgan Chase Bank, N.A. ("Chase"), Defendant/Counter-claimant SFR
Investments Pool 1, LLC ("SFR"), and Defendant Capistrano at Seven Hills

Homeowners Association (“Capistrano”) (collectively, the “Parties”), by and through their respective attorneys, hereby stipulate to and agree, as follows:

1. This action concerns title to real property commonly known as 1356 Dream Valley Street, Henderson, Nevada (“Property”) following a homeowner’s association foreclosure sale conducted on December 5, 2012, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20060718-0004527 (“Deed of Trust”), and in particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have settled and agreed to release their respective claims, and further agreed that the claims between them, including the Complaint and Counterclaim, shall be DISMISSED with prejudice.

4. This Stipulation in no way affects SFR’s cross-claim against Laurey Powers.

5. The Parties further stipulate and agree that the three Lis Pendens’ recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 201311250000539, 201311250002016, and 201705010000175 be, and the same hereby are, EXPUNGED.

6. The Parties further stipulate and agree that the \$500 in security costs posted by Chase on April 4, 2017 pursuant to this Court’s Order [ECF No. 17] shall be discharged and released to the Ballard Spahr LLP Trust Account.

7. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder.

8. The Parties further agree to lift the stay entered October 5, 2017 [ECF No. 58].

9. This case shall remain open until such time as SFR resolves its pending cross-claim against Laurey Powers.

10. Each Party to this stipulation in this case number 2:16-cv-02797-KJD-CWH shall bear its own attorneys' fees and costs.

Dated: March 1, 2019

BALLARD SPAHR LLP

LIPSON NEILSON, P.C.

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LLC*

IT IS SO ORDERED:


UNITED STATES DISTRICT JUDGE

DATED: March 4, 2019